

TO LET

DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH YARD AND PARKING

1,370.32 SQ M (14,750 SQ FT) - 1,549.39 SQ M
(16,678 SQ FT)



**UNIT 2 WARRENWOOD INDUSTRIAL ESTATE
HIGH ROAD (A119) STAPLEFORD
HERTFORDSHIRE SG14 3NU**

See important notice overleaf

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UNIT 2 WARRENWOOD INDUSTRIAL ESTATE, HIGH ROAD, (A119) STAPLEFORD HERTFORDSHIRE SG14 3NU

DESCRIPTION & SITUATION

The premises comprise a detached single storey industrial/warehouse unit steel portal frame construction with brick and steel profile elevations under an insulated clad roof.

The premises form part of a small estate overlooking the countryside but yet in close proximity to the neighbouring major centres. The premises are located on the west side of the A199 High Road which links directly with the A602 which leads to Stevenage in the north (connecting with the A1M) and Hertford and Ware to the south (connecting with the A10 and the M25). The nearest overground station is at Hertford North (approx 2.5 miles).

FEATURES

- DETACHED UNIT**
- STEEL ROLLER SHUTTER LOADING ACCESS HT 13' 7" & W 19' 7"**
- EAVES HEIGHT 4.42 M/14' 6"**
- 3 PHASE POWER**
- COMPRESSOR**
- OIL FIRED BLOWER**
- YARD AREA 354 SQ M APPROX (3,800 SQ FT) FULLY FENCED**
- CAR PARKING MINIMUM 14 SPACES**
- M&F TOILETS SHOWER**
- CANTEEN**

FLOOR AREAS

All dimensions and areas are approximate only

	(sq m)	sq ft
Ground floor/industrial warehouse including prep area reception and kitchen	1,110.00 sq m	11,948 sq ft
First floor production/storage	260.32 sq m	2,802 sq ft
First Floor Offices	179.07 sq m	1,928 sq ft
Total	1,549.39	16,678 sq ft

TERMS

The property is available to let, with or without the first floor area, on a new full repairing and insuring lease for a term to be agreed.

RENT

£4.00 per sq ft.

RATES

To be assessed.

LEGAL COSTS

Both parties legal costs are to be borne by the incoming tenant.

VIEWING

Strictly by appointment through
BOWYER BRYCE
Simon Scott
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Ref: 011399

Important Notice

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